

CHESTERFIELD COUNTY

P.O. Box 40

CHESTERFIELD, VIRGINIA 23832-0040

BOARD OF SUPERVISORS

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LANE B. RAMSEY
COUNTY ADMINISTRATOR

MEMORANDUM

TO: Chesterfield County Planning Commission

FROM: Thomas E. Jacobson, Director, Planning Department *Tom*

DATE: April 1, 2002

SUBJECT: Proposed FY03 Planning Department Fee Adjustments

Please find attached the following material concerning proposed FY03 Planning Department Fee adjustments. Further consideration of proposed changes to Planning Department fees is scheduled for your April 16, 2002 meeting.

- **Attachment A:** A draft ordinance proposing FY03 changes to Planning Department fees based on a general seven percent increase, with adjustments made for rounding. A public hearing on this fee proposal was held at the Commission's March 19, 2002 meeting. Please note that the rounding formula on certain per lot subdivision fees increased the fee from its current \$5 per lot fee to \$10 per lot. Should the Commission take action on this proposal, staff recommends that these fees remain at \$5 per lot.
- **Attachment B:** A draft ordinance proposing FY03 changes to Planning Department fees based on the County Administration proposal originally sent to the Commission in January 2002. A public hearing on this proposal is scheduled for your April 16, 2002 meeting.
- **Attachment C:** A matrix that compares these two proposals to existing fees by category.
- **Attachment D:** A comparison of the two proposals prepared by the Budget Department.

The attached zoning ordinance amendment contains two (2) inconsistencies from the County Administration's recommended fee increases due to staff errors.

The proposed fee for zoning changes with Conditional Use Planned Development is incorrectly listed as \$4,800.00, instead of the correct \$4,300.00.

Attachment A

AN ORDINANCE TO AMEND THE CODE OF THE
COUNTY OF CHESTERFIELD, 1997, AS AMENDED BY
AMENDING AND RE-ENACTING SECTIONS 17-11, 19-25 AND 19-279 RELATING
TO APPLICATION FEES FOR SUBDIVISION, ZONING, SITE PLAN AND OTHER
PLANNING APPROVALS.

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

- (1) *That Sections 17-11, 19-25 and 19-279 of the Code of the County of Chesterfield 1997, as amended, are amended and re-enacted to read as follows:*

Sec. 17-11. Fees.

The fees for processing subdivisions by the county shall be payable upon submission of the plats to the county for tentative or final approval and shall be equal to the following:

- (a) Tentative subdivision approval, or resubmittal of an expired previously approved tentative:
- (1) Original submittal, including up to two resubmittals . . . ~~\$300.00~~ \$320.00
Plus, per lot . . . 20.00
- (2) Renewal of previously approved tentative, including up to two resubmittals in accordance with provisions of section 17-32 . . . ~~300.00~~ 320.00
Plus, per lot . . . 20.00
- (3) Third and subsequent submittal for (1) and (2), per submittal . . . ~~200.00~~ 210.00
- (4) Substitute to approved tentative, per submittal . . . 50.00
- (5) Adjusted tentative for previously approved tentative, including up to two resubmittals . . . ~~300.00~~ 320.00
Plus, per lot ~~(within 12 months of approval)~~ . . . ~~15.00~~ or 20.00
Plus, per lot ~~(beyond 12 months of approval)~~ . . . ~~20.00~~
Third and subsequent submittal, per submittal . . . ~~200.00~~ 210.00

(b) Final check, amended and resubdivision plat review:

(1) Final check ~~plat subdivision plat and minor subdivision~~ review . . . ~~650.00~~
700.00

(Only one base fee will be required for final check plats required to be submitted in multiple sections due to provisions of section 17-42.)

Plus, per lot . . . ~~5.00~~ 10.00

(2) Final check resubdivision plat review . . . ~~500.00~~ 540.00

Plus, per lot . . . ~~5.00~~ 10.00

(3) Final check amended plat review . . . ~~300.00~~ 320.00

Plus, per lot . . . ~~5.00~~ 10.00

(c) Minor subdivision plat review . . . 310.00

(~~c~~d) Residential parcel subdivision, per parcel . . . ~~35.00~~ 40.00

(~~d~~e) Parcel line modification review, per parcel . . . ~~25.00~~ 30.00

(~~e~~f) Appeal of decision of director of planning . . . ~~260.00~~ 280.00

(~~f~~g) Onsite sewage disposal system soils analysis review, per lot/parcel . . . 155.00

(Ord. of 2-21-01, § 1)

State law reference(s)--Code of Virginia, § 15.2-2241.

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Sec. 19-25. Fees.

The following fees, which include the costs of hearings, advertisements and notices when required, shall be deposited simultaneously with the filing of the application:

(a) Zoning reclassification:

- (1) Without conditional use planned development . . . ~~\$1,600.00~~ \$1,700.00
 Plus, per acre for the first 200 acres . . . 50.00
 Plus, per acre over 200 acres . . . ~~25.00~~ 30.00
- (2) With conditional use planned development . . . ~~2,800.00~~ 3,000.00
 Plus, per acre for the first 200 acres . . . 60.00
 Plus, per acre over 200 acres . . . 20.00
- (3) No applicant for a zoning reclassification for any office, commercial or industrial use within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay a fee, provided the director of planning determines that the request is in compliance with the comprehensive plan. This exemption shall continue for the life of the Enterprise Zone.¹

¹ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

(b) Conditional uses ~~and special exceptions~~:

- ~~(1) Multiple-family or two-family . . . 1,400.00~~
~~Plus, per unit over the first two units . . . 35.00~~
- ~~(21) Manufactured homes, mobile homes:~~
 - a. New . . . 550.00
 - b. Renewal . . . 250.00
- ~~(32) Family day care homes . . . 250.00~~ 270.00
- ~~(43) Planned development:~~
 - a. Without zoning reclassification . . . ~~2,500.00~~ 2,700.00
 Plus, per acre . . . ~~15.00~~ 20.00

b. With zoning reclassification . . . ~~2,800.00~~ 3,000.00

Plus, per acre for the first 200 acres . . . 60.00

Plus, per acre over 200 acres . . . 20.00

c. Amend condition of planned development to include a condition of a textual statement, per first two conditions . . . ~~1,600.00~~ 1,700.00

Each additional condition thereafter . . . ~~400.00~~ 430.00

(54) All others . . . ~~1,250.00~~ 1,300.00

Plus, per acre . . . 30.00

(65) No applicant for a conditional use or planned development for any office, commercial or industrial use within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay a fee, provided the director of planning determines that the request is in compliance with the comprehensive plan. This exemption shall continue for the life of the Enterprise Zone.²

² The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

(c) Amend condition of zoning, other than condition of planned development:

(1) Per first two conditions . . . ~~1,600.00~~ 1,700.00

Each additional condition thereafter . . . ~~400.00~~ 430.00

(2) No applicant seeking to amend a condition of zoning for any office, commercial or industrial use within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay a fee, provided the director of planning determines that the request is in compliance with the comprehensive plan. This exemption shall continue for the life of the Enterprise Zone.³

³ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

- (d) Special exceptions . . . 1,250.00
Plus, per acre . . . 30.00
 - (de) Variances, setback . . . 250.00
 - (ef) Variances, administrative . . . 250.00
 - (fg) Variances, all other . . . 600.00
 - (gh) Appeal to board of zoning appeals pursuant to section 19-21 . . . 500.00
 - (hi) Sign permits:
 - (1) Temporary signs, as permitted by article IV of the Development Standards Manual . . . 60.00
 - (2) All other signs for which building permits are required . . . ~~120.00~~ 130.00
 - (3) No business located within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay a fee in order to obtain a sign permit. This exemption shall continue for the life of the Enterprise Zone.⁴
- ⁴ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.
- (ij) Substantial accord determinations:
 - (1) Planning commission hearing . . . ~~1,700.00~~ 1,800.00
 - (a) With accompanying zoning application . . . ~~550.00~~ 590.00
 - (2) Administrative determination . . . ~~260.00~~ 280.00

No applicant for substantial accord determination for any office, commercial or industrial use within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay a fee, provided the director of planning determines that the request is in compliance with the comprehensive plan. This exemption shall continue for the life of the Enterprise Zone.⁵

⁵ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

(jk) Deferral requests by the applicant, per request:

(1) Deferral of 40 or fewer days . . . ~~250.00~~ 270.00

(2) All other deferrals . . . ~~150.00~~ 160.00

No applicant requesting a deferral shall be required to pay a fee for the deferral if he was not charged a fee for his application. This exemption shall continue for the life of the Enterprise Zone.⁶

⁶ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

(kl) Modifications to development standards and requirements . . . ~~260.00~~ 280.00

(Code 1978, § 21.1-17; Ord. of 6-11-97, § 1; Ord. of 4-8-98, § 1; Ord. of 4-12-00, § 1; Ord. of 12-20-00, § 1)

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Sec. 19-279. Fees.

In addition to any other fees required by the county, fees shall be payable to the county treasurer and submitted to the planning department upon filing as follows:

(a) Site plan:

(1) Original submittal, including up to two resubmittals . . . ~~\$950.00~~ \$1,000.00

Plus, per acre . . . 60.00

(2) Third and subsequent resubmittals, per resubmittal . . . ~~325.00~~ 350.00

(3) Adjustment to approved site plan, per submittal or resubmittal . . . ~~325.00~~ 350.00

- (4) No business located within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay any of the fees described in subsections (a)(1) through (a)(3) above. This exemption shall continue for the life of the Enterprise Zone.¹

¹ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

- (b) (1) Schematic plan . . . ~~1,200.00~~ 1,300.00
Plus, per acre for the first 50 acres . . . 50.00
Plus, per acre over 50 acres . . . ~~25.00~~ 30.00
(2) Amendment of approved schematic plan . . . ~~260.00~~ 280.00
(c) Appeal of decision of director of planning . . . ~~260.00~~ 280.00

(Code 1978, § 21.1-280; Ord. of 4-10-96, § 1; Ord. of 6-11-97, § 1; Ord. of 4-8-98, § 1; Ord. of 4-12-00)

- (2) *That this ordinance shall become effective immediately upon adoption.*

Attachment B

AN ORDINANCE TO AMEND THE CODE OF THE
COUNTY OF CHESTERFIELD, 1997, AS AMENDED BY
AMENDING AND RE-ENACTING SECTIONS 17-11, 19-25 AND 19-279 RELATING
TO APPLICATION FEES FOR SUBDIVISION, ZONING, SITE PLAN AND OTHER
PLANNING APPROVALS.

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

- (1) *That Sections 17-11, 19-25 and 19-279 of the Code of the County of Chesterfield, 1997, as amended, are amended and re-enacted to read as follows:*

Sec. 17-11. Fees.

The fees for processing subdivisions by the county shall be payable upon submission of the plats to the county for tentative or final approval and shall be equal to the following:

- (a) Tentative subdivision approval, or resubmittal of an expired previously approved tentative:
- (1) Original submittal, including up to two resubmittals . . . ~~\$300.00~~ \$310.00
Plus, per lot . . . 20.00
 - (2) Renewal of previously approved tentative, including up to two resubmittals in accordance with provisions of section 17-32 . . . ~~300.00~~ 310.00
Plus, per lot . . . 20.00
 - (3) Third and subsequent submittal for (1) and (2), per submittal . . . ~~200.00~~ 210.00
 - (4) Substitute to approved tentative, per submittal . . . 50.00
 - (5) Adjusted tentative for previously approved tentative, including up to two resubmittals . . . ~~300.00~~ 310.00
Plus, per lot ~~(within 12 months of approval)~~ . . . ~~15.00~~ or 20.00
Plus, per lot ~~(beyond 12 months of approval)~~ . . . ~~20.00~~
Third and subsequent submittal, per submittal . . . ~~200.00~~ 210.00

(b) Final check, amended and resubdivision plat review:

- (1) Final check ~~plat subdivision plat and minor subdivision review . . . 650.00~~
680.00

(Only one base fee will be required for final check plats required to be submitted in multiple sections due to provisions of section 17-42.)

Plus, per lot . . . ~~5.00~~ 10.00

- (2) Final check resubdivision plat review . . . ~~500.00~~ 520.00

Plus, per lot . . . ~~5.00~~ 10.00

- (3) Final check amended plat review . . . ~~300.00~~ 310.00

Plus, per lot . . . ~~5.00~~ 10.00

(c) Minor subdivision plat review . . . 310.00

(ed) Residential parcel subdivision, per parcel . . . 35.00

(de) Parcel line modification review, per parcel . . . 25.00

(ef) Appeal of decision of director of planning . . . ~~260.00~~ 270.00

(fg) Onsite sewage disposal system soils analysis review, per lot/parcel . . . 155.00

(h) Request by applicant to defer Planning Commission consideration of plat, per request

- (1) 40 or fewer days . . . 250.00

- (2) More than 40 days . . . 150.00

(Ord. of 2-21-01, § 1)

State law reference(s)--Code of Virginia, § 15.2-2241.

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Sec. 19-25. Fees.

The following fees, which include the costs of hearings, advertisements and notices when required, shall be deposited simultaneously with the filing of the application:

(a) Zoning reclassification:

(1) Without conditional use planned development . . . ~~\$1,600.00~~ \$2,400.00

Plus, per acre for the first 200 acres . . . ~~50.00~~ 80.00

Plus, per acre over 200 acres . . . ~~25.00~~ 40.00

(2) With conditional use planned development . . . ~~2,800.00~~ 4,800.00

Plus, per acre for the first 200 acres . . . ~~60.00~~ 80.00

Plus, per acre over 200 acres . . . ~~20.00~~ 40.00

(3) No applicant for a zoning reclassification for any office, commercial or industrial use within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay a fee, provided the director of planning determines that the request is in compliance with the comprehensive plan. This exemption shall continue for the life of the Enterprise Zone.¹

¹ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

(b) Conditional uses ~~and special exceptions~~:

~~(1) Multiple-family or two-family . . . 1,400.00~~

~~Plus, per unit over the first two units . . . 35.00~~

~~(21) Manufactured homes, mobile homes:~~

~~a. New . . . 550.00~~

~~b. Renewal . . . 250.00~~

~~(32) Family day care homes . . . 250.00~~

(43) Planned development:

a. Without zoning reclassification . . . ~~2,500.00~~ 3,800.00

Plus, per acre . . . ~~15.00~~ 40.00

b. With zoning reclassification . . . ~~2,800.00~~ 4,300.00

Plus, per acre for the first 200 acres . . . ~~60.00~~ 80.00

Plus, per acre over 200 acres . . . ~~20.00~~ 40.00

c. Amend condition of planned development to include a condition of a textual statement, per first two conditions . . . ~~1,600.00~~ 2,400.00

Each additional condition thereafter . . . ~~400.00~~ 600.00

(54) All others . . . ~~1,250.00~~ 1,900.00

Plus, per acre . . . ~~30.00~~ 80.00

(65) No applicant for a conditional use or planned development for any office, commercial or industrial use within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay a fee, provided the director of planning determines that the request is in compliance with the comprehensive plan. This exemption shall continue for the life of the Enterprise Zone.²

² The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

(c) Amend condition of zoning, other than condition of planned development:

(1) Per first two conditions . . . ~~1,600.00~~ 2,400.00

Each additional condition thereafter . . . ~~400.00~~ 600.00

- (2) No applicant seeking to amend a condition of zoning for any office, commercial or industrial use within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay a fee, provided the director of planning determines that the request is in compliance with the comprehensive plan. This exemption shall continue for the life of the Enterprise Zone.³

³ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

(d) Special exceptions . . . 1,250.00

Plus, per acre . . . 30.00

(e) Amend condition of special exception

(1) Per first two conditions . . . 400.00

(2) Each condition thereafter . . . 100.00

(df) Variances, setback, request to BZA . . . 250.00

(1) Variance for first ordinance section varied from . . . 250.00

(2) Each additional ordinance section varied from . . . 150.00

(eg) Variances, administrative . . . 250.00

(1) Variance for first ordinance section varied from . . . 250.00

(2) Each additional ordinance section varied from . . . 150.00

(fh) Variances, all other . . . 600.00

(1) Variance for first ordinance section varied from . . . 600.00

(2) Each additional ordinance section varied from . . . 150.00

(gi) Appeal to board of zoning appeals pursuant to section 19-21 . . . 500.00

(hj) Sign permits:

- (1) Temporary signs, as permitted by article IV of the Development Standards Manual . . . ~~60.00~~ 70.00
- (2) All other signs for which building permits are required . . . ~~120.00~~ 150.00
- (3) No business located within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay a fee in order to obtain a sign permit. This exemption shall continue for the life of the Enterprise Zone.⁴

⁴ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

(ik) Substantial accord determinations:

- (1) Planning commission hearing . . . ~~1,700.00~~ 2,600.00
 - (a) With accompanying zoning application . . . ~~550.00~~ 850.00
- (2) Administrative determination . . . ~~260.00~~ 400.00

No applicant for substantial accord determination for any office, commercial or industrial use within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay a fee, provided the director of planning determines that the request is in compliance with the comprehensive plan. This exemption shall continue for the life of the Enterprise Zone.⁵

⁵ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

(kl) Modifications to development standards and requirements . . . ~~260.00~~ 280.00

(jm) Deferral/remand requests by the applicant, per request:

- (1) Remand request to Planning Commission . . . 50% of original case fee
- (12) Deferral of 40 or fewer days . . . ~~250.00~~
 - i. Rezoning, substantial accord, conditional use, CUPD or special exception . . . 500.00

- ii. Modification to development standards, variance or appeal decisions to the BZA . . . 250.00
- (23) ~~All other~~ Deferrals of more than 40 days . . . 150.00
- i. Rezoning, substantial accord, conditional use, CUPD or special exception . . . 250.00
- ii. Modification to development standards, variance or appeal decisions to the BZA . . . 150.00

No applicant requesting a deferral shall be required to pay a fee for the deferral if he was not charged a fee for his application. This exemption shall continue for the life of the Enterprise Zone.⁶

⁶ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

(Code 1978, § 21.1-17; Ord. of 6-11-97, § 1; Ord. of 4-8-98, § 1; Ord. of 4-12-00, § 1; Ord. of 12-20-00, § 1)

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Sec. 19-279. Fees.

In addition to any other fees required by the county, fees shall be payable to the county treasurer and submitted to the planning department upon filing as follows:

(a) Site plan:

- (1) Original submittal, including up to two resubmittals . . . ~~\$950.00~~ \$1,200.00
Plus, per acre . . . ~~60.00~~ 70.00
- (2) Third and subsequent resubmittals, per resubmittal . . . ~~325.00~~ 400.00
- (3) Adjustment to approved site plan, per submittal or resubmittal . . . ~~325.00~~ 400.00
- (4) No business located within an Enterprise Zone designated by the Commonwealth of Virginia shall be required to pay any of the fees

described in subsections (a)(1) through (a)(3) above. This exemption shall continue for the life of the Enterprise Zone.¹

¹ The fee exemption for the Jefferson Davis Highway Enterprise Zone expires on December 31, 2014. The fee exemption for the Walthall Enterprise Zone expires on December 31, 2016.

- (b) (1) Schematic plan . . . ~~1,200.00~~ 1,500.00

Plus, per acre for the first 50 acres . . . ~~50.00~~ 60.00

Plus, per acre over 50 acres . . . ~~25.00~~ 30.00
- (2) Amendment of approved schematic plan . . . ~~260.00~~ 320.00
- (c) Appeal of decision of director of planning . . . ~~260.00~~ 320.00
- (d) Request by applicant to defer Planning Commission consideration of plan per request
 - (1) 40 or fewer days . . . 250.00
 - (2) More than 40 days . . . 150.00

(Code 1978, § 21.1-280; Ord. of 4-10-96, § 1; Ord. of 6-11-97, § 1; Ord. of 4-8-98, § 1; Ord. of 4-12-00)

- (2) *That this ordinance shall become effective as of July 1, 2002.*

Attachment C

Comments

Current Fee	County Admin. Proposal	Proposed Seven Percent By Fee Category*	Comments
\$ 1,600	\$ 2,400	\$ 1,700	\$4800 shown in draft ordinance for County Admin. Proposal
\$ 50	\$ 80	\$ 50	
\$ 25	\$ 40	\$ 30	
\$ 2,800	\$ 4,300	\$ 3,000	
\$ 60	\$ 80	\$ 60	
\$ 20	\$ 40	\$ 20	
\$ 2,500	\$ 3,800	\$ 2,700	
\$ 15	\$ 40	\$ 20	
\$ 250	\$ 250	\$ 270	
\$ 1,250	\$ 1,900	\$ 1,300	
\$ 30	\$ 80	\$ 30	
\$ 1,600	\$ 2,400	\$ 1,700	
\$ 400	\$ 600	\$ 430	
\$ 1,700	\$ 2,600	\$ 1,800	
\$ 550	\$ 850	\$ 590	
\$ 260	\$ 400	\$ 280	
\$ 550	\$ 550	\$ 550	
\$ 250	\$ 250	\$ 250	
\$ 1,250	\$ 1,250	\$ 1,250	
\$ 30	\$ 30	\$ 30	
New Fee	\$ 400	N/A	No new fee recommended in Seven Percent Proposal
New Fee	\$ 100	N/A	No new fee recommended in Seven Percent Proposal
\$ 250	\$ 250	\$ 250	No new fee recommended in Seven Percent Proposal
\$ 250	\$ 250	\$ 250	
\$ 600	\$ 600	\$ 600	
New Fee	\$ 150	N/A	
\$ 500	\$ 500	\$ 500	No new fee recommended in Seven Percent Proposal
\$ 60	\$ 70	\$ 60	
\$ 120	\$ 150	\$ 130	
\$ 260	\$ 320	\$ 280	
\$ 300	\$ 310	\$ 320	\$280 shown in draft ordinance for County Admin. Proposal
\$ 20	\$ 20	\$ 20	
\$ 300	\$ 310	\$ 320	
\$ 20	\$ 20	\$ 20	
\$ 200	\$ 210	\$ 210	

Proposed FY 03 Adjustments To Planning Department Fees

Planning Dept. Fees	Current Fee	County Admin. Proposal	Proposed Seven Percent By Fee Category*	Comments
H. Subdivision - Tentative subdivision approval				
4. Substitute to approved tentative, per submittal	\$ 50	\$ 50	\$ 50	
5. Adjusted tentative for previously approved tentative, including up to 2 resubmittals	\$ 300	\$ 310	\$ 320	
a. Plus, per lot	\$ 15	\$ 20	\$ 20	
b. Third and subsequent, per submittal	\$ 200	\$ 210	\$ 210	
I. Subdivision - Final check, amended and resubdivision plat review				
1. Final check subdivision plat	\$ 650	\$ 680	\$ 700	
a. Plus, per lot	\$ 5	\$ 10	\$ 10	
2. Final check resubdivision plat	\$ 500	\$ 520	\$ 540	
a. Plus, per lot	\$ 5	\$ 10	\$ 10	
3. Final check amended plat	\$ 300	\$ 310	\$ 320	
a. Plus, per lot	\$ 5	\$ 10	\$ 10	
4. Residential parcel subdivision (per parcel)	\$ 35	\$ 35	\$ 40	
5. Parcel line modification (per parcel)	\$ 25	\$ 25	\$ 30	
6. Appeal administrative subdivision decision	\$ 260	\$ 270	\$ 280	
7. Minor Subdivision	\$ 650	\$ 310	\$ 310	
J. Site Plan				
1. Original submittal, including up to two resubmittals	\$ 950	\$ 1,200	\$ 1,000	
a. Plus per acre	\$ 60	\$ 70	\$ 60	
2. Third and subsequent resubmittals	\$ 325	\$ 400	\$ 350	
3. Adjustment to approved site plan	\$ 325	\$ 400	\$ 350	
4. Appeal administrative site plan decision	\$ 260	\$ 320	\$ 280	
K. Schematic Plan				
1. Request	\$ 1,200	\$ 1,500	\$ 1,300	
a. Plus per acre for first 50 acres	\$ 50	\$ 60	\$ 50	
b. Plus per acre thereafter	\$ 25	\$ 30	\$ 30	
2. Amendment to Schematic Plan	\$ 260	\$ 320	\$ 280	
L. Deferred/Remanded Cases				
1. Remanded Rezoning, C.U. and CUPD Cases	New Fee	50% of original case	N/A	No new fee recommended in Seven Percent Proposal
Deferral requests by the applicant (Rezoning, Substantial Accord, Conditional Use, CUPD, Special Exception Cases)				
a. 40 or fewer days	\$ 250	\$ 500	\$ 270	
b. More than 40 days	\$ 150	\$ 250	\$ 160	
Deferral requests by the applicant (Site Plan, Schematic Plan, Modification to Development Standards, Final Check Subdivision, Variance and Appeal Decision To BZA Cases)				
a. 40 or fewer days	\$ 250	\$ 250	\$ 270	
b. More than 40 days	\$ 150	\$ 150	\$ 160	

* Seven percent used as a base, and then rounded. Other adjustments as indicated.

Attachment D

Comparison of Proposed Increases in Planning's Development Review Fees

Staff Proposal

Basis: To recover a greater proportion of the costs of development review from applicants. "Growth pay for growth" philosophy.

- In FY2003, recovers a projected 58% of the Planning Department's current costs of development reviews.
- Percentage increases for each type of review based on the direct costs associated with the specific type of review performed.
- Would result in a projected 32% increase in planning fee revenues in FY2003, compared with FY2001 actual revenues. Projected increase in revenue for FY2003 is \$230,000.
- Additional cost recovery increases would be proposed to be phased in over 3 years (would be subject to Board review and approval each year).
- Implements new fees for expenses not currently recovered such as:
 - Amending a condition of a special exception
 - Each additional ordinance section for variance applications
 - Remanded rezoning, conditional use, and conditional use planned development
- Keeps the current fees for manufactured homes, special exceptions, variances, family day care, and residential parcel subdivisions and parcel line modifications to lessen the impact on individual property owners.

Planning Commission Proposal

Basis: An across the board increase to maintain the current percentage of costs borne by applicants.

- In FY2003, recovers a projected 47% of the Planning Department's current costs of development reviews.
- Increases most current fees approximately 7% through an across the board 7% increase.
- Would result in a projected 8% increase in planning fee revenues in FY2003, compared with FY2001 actual revenues. Projected increase in revenue for FY2003 is \$80,000.
- Effective in FY2003 only.
- Does not include new fees.
- Keeps the current fees for manufactured homes, special exceptions, and variances to lessen the impact on individual property owners.

Examples of Fee Increases- FY2003

Application Example	Current Fee	County Staff Proposal	Planning Commission Proposal
Rezoning (Straight Commercial) For 10 Acres	\$2,100	\$3,200	\$2,200
Conditional Use Permit For 10 Acres	\$1,550	\$2,700	\$1,600
Site Plan For 5 Acres	\$1,250	\$1,550	\$1,300
Tentative Subdivision For 50 Lots	\$1,300	\$1,310	\$1,320
Final Check Subdivision For 50 Lots	\$900	\$1,180	\$1,200
Certain Variance	\$600	\$600	\$600
Certain Deferral Request	\$250	\$500	\$270